

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
MAY 28, 2015, 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

**Mayor Jon Pike
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
Councilmember Bette Arial
City Manager Gary Esplin
City Attorney City Attorney Shawn Guzman
City Recorder Christina Fernandez**

EXCUSED:

Councilmember Gil Almquist

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Public Works Director Cameron Cutler and the invocation was offered by Matt Loo with the Snow Canyon Stake.

City Manager Gary Esplin introduced golf employees Joe Manumaleuna, Steve Larsen and Colby Cowan. He recently visited Sunbrook Golf Course and it looks better than it ever has. The budget includes a request to promote Mr. Manumaleuna to Assistant Superintendent.

Mayor Pike introduced Kelle Stephens, President of the DXATC.

Ms. Stephens provided an update on their plan to meet the requirement for funding of their new building. She showed and outlined the proposed master plan, floor plans and conceptual renderings. The County Commissioners would like every community to participate; the City of St. George has donated 10 acres as well as the terminal building. She asked the Council to keep in mind that there might be an opportunity to participate in the bond and mentioned the municipalities that may be willing to help.

AWARD OF BID:

Consider award of bid for the Little Valley Pickleball Phase 4 lighting.

City Manager Gary Esplin explained the cost of the lighting from Musco Lighting Equipment is \$259,000 for the 12 courts. In order to make the Senior Games deadline, the project needs to move forward quickly.

Councilmember Bowcutt inquired about the lights being guaranteed for 25 years.

Leisure Services Director Kent Perkins explained that if lights dim or go out, they will be replaced.

City Manager Gary Esplin stated that staff will be able to control the lights off site. The cost is under the engineer's estimate.

Councilmember Bowcutt asked if this is included in the current budget or will it be paid out of RAP Tax.

City Manager Gary Esplin stated that the City has not received very much from the RAP tax; therefore, the funds will have to be obtained through an inter-fund loan. Next year, enough funds will be received to pay for the project.

MOTION: A motion was made by Councilmember Bowcutt to award the bid for the Little Valley Pickleball Phase 4 lighting in the amount of \$259,000 to Musco Lighting Equipment.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

CHANGE ORDER:

Consider award of a change order for the All Abilities Park structural retaining walls.

City Manager Gary Esplin advised JP Excavating is the contractor doing the excavation and the civil work around the site. Since they were already on site, the process can be streamlined through a change order. It will cost \$268,500 to build the structural retaining walls. In order to have the volcano and water features for the train, concrete walls are needed. This change order would be for installing the structural retaining walls. The original amount allocated was \$413,000. The project is still under budget.

MOTION: A motion was made by Councilmember Arial to approve the change order for the All Abilities Park structural retaining walls.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

Parks Planning Manager Jeff Peay showed an overall site plan, construction details, retaining wall layouts, and retaining wall profiles.

City Manager Gary Esplin stated that the plan is to make the volcano interactive. Because of that, it may push back the opening.

Leisure Services Director Kent Perkins provided an update on the Cremation Gardens at Tonaquint Cemetery.

AWARD OF BID:

Consider award of bid for the Hela Seegmiller parking lot.

City Manager Gary Esplin stated that there are extra dollars with the donation from Dixie Power which the City committed in using the money on the farm. There is already interest in using the facilities there. The low bid is \$97,914 from Western Rock Products.

MOTION: A motion was made by Councilmember Arial to award the bid for the Hela Seegmiller parking lot to Western Rock Products in the amount of \$97,914.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

DISCUSSION ON THE 2015-2016 FISCAL BUDGET

PUBLIC WORKS DEPARTMENT:

Public Works Director Cameron Cutler presented a PowerPoint presentation covering the following topics: Public Works Department; and St. George Municipal Airport.

City Manager Gary Esplin explained that with regards to a proposed name change, he hopes staff looks into the FAA requirements. A regional airport may have to have a board of directors.

Mr. Cutler continued with his PowerPoint presentation covering the following topics: Suntran; and Development.

City Manager Gary Esplin explained City Works is a program that is very well used. He mentioned that business licensing will be moving downstairs around June 15th.

Councilmember Bowcutt asked if City Works can track planning and zoning.

Mr. Cutler explained that he is not sure; he will have to look into that.

Economic & Housing Development Director Matt Loo explained that originally the module for permit tracking was a beta; however, the module has improved since then.

Mr. Cutler continued with his PowerPoint presentation covering the following topics: Public Works Organization; Customer Service; Streets; Pavement Management Comparison; Mill & Re-Pave; Cold In-Place Recycling; and Chip Seal.

Mayor Pike mentioned the bike lanes on Main Street between Bluff Street and 700 South. Additionally, he said chip sealing is not a good surface to ride a bike on.

Mr. Cutler continued with his PowerPoint presentation covering the following topics: Seal Coat (Mastic Sealant or HA5); Capital Projects; and I-15 Underpass at Mall. He mentioned that sat in a presentation on auto CAD, some of which he may be able to implement in the Planning Department.

Councilmember Hughes mentioned that he received an email from UDOT regarding a phone app called click n' fix. The app allows citizens to take a picture of a road issue to be fixed.

HOUSING & ECONOMIC DEVELOPMENT DEPARTMENT:

Economic & Housing Development Director Matt Loo stated that business licensing will be relocating downstairs to better assist customers. The Golf Division budget was cut \$100,000 from the previous year; their biggest need is equipment. He outlined the proposed changes for personnel in the Golf Division. With regard to SwitchPoint, they are working with Welcome Homes (formerly Dixie Care and Share). He explained that the added costs in the Economic Development budget are for remodeling and personnel changes.

Councilmember Arial asked if there is additional office space at the City Commons building.

City Manager Gary Esplin stated that there may be some space available in the Leisure Services Division.

Mr. Loo mentioned grants that have been obtained from Department of Workforce Services and Larry H. Miller for SwitchPoint. Additionally, he mentioned that he and Mayor Pike met with a young lady who has suggestions on how to help the homeless.

ENERGY SERVICES DEPARTMENT:

Energy Services Director Laurie Mangum stated that power prices and the cost of gas will be the same next year; however, there are increased costs for transmission. She mentioned that she requested a new position, an Energy Analyst. Last year, they did 20 solar roof-top projects, this year they have had 42. They need someone to manage the program.

City Manager Gary Esplin commented that in a June work meeting, there will be discussions about solar installations and issues that have to be addressed.

Ms. Mangum explained that staff looked at solar programs across the country. Staff has come up with a really good program that she will bring to Council in June. She showed a map of the street lighting plan in the historical district. Staff is in the process of refurbishing old street lights.

City Manager Gary Esplin stated that Main Street has no lighting capacity. Staff came up with a plan to fix that.

Ms. Mangum mentioned they will be changing all street lights to LED. She showed a map outlining the Street Replacement Project. It will take approximately 5 years to change all of the lights. This will save approximately \$70,000 annually in power costs. Additionally, she showed a site plan and yard master plan for a proposed new control building. The cost of the new building is \$800,000 and \$200,000 a year for four years for the street light replacement.

Mayor Pike stated that he continues to get rave reviews on the Energy Services staff.

Ms. Mangum mentioned the APPA Lineman Rodeo that her staff took part in. The team did not place, but they had a great time.

Mayor Pike called for a short recess.

ADMINISTRATIVE SERVICES DEPARTMENT:

Administrative Services Director Deanna Brklacich presented a PowerPoint presentation covering the following topics: Department Goals. She explained that the budget increases due to requested capital outlays. Although management is new, they are capable and are doing a good job.

Mayor Pike inquired about what the administrative costs might be for curbside recycling.

Ms. Brklacich stated that there is a \$.50 charge on the bill to cover the cost of garbage pickup. Staff does four billing cycles, about 40,000 customers in all.

LEGAL DEPARTMENT:

City Manager Gary Esplin commented that as part of Legal Department's budget discussion, City Attorney Shawn Guzman would like to adjourn to a closed session to discuss ongoing litigation items that could affect the cost and needs for his budget.

REPORTS FROM MAYOR, COUNCILMEMBERS AND CITY MANAGER:

City Manager Gary Esplin explained when the airport was built; the City had to enter into a contract with SITLA because there were not enough funds available to purchase the land all at once. If the City still owes SITLA, the grant funds from FAA will be received incrementally. The contract with SITLA through December 2015; however, there is no prepayment. He suggests paying off SITLA this current budget year, saving \$26,000 in interest and receive the entire lump sum of \$10 million from the FAA.

The consensus of the Council is to do that.

City Manager Gary Esplin advised that yesterday was the last day to protest releasing the old airport. He is not aware of any comments received. When all is said and done, the replacement airport would have been with \$0 cost to the City. A trust fund will be established with excess funds to assist with airport expenses. Additionally, this will allow the City to bill the State for the DXATC property.

APPOINTMENTS:

Mayor Pike recommended appointing Dr. Nancy Allred, John Kessler and Marianne Hamilton to the Arts Commission.

MOTION:

A motion was made by Councilmember Bowcutt.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye

Councilmember Randall – aye

Councilmember Bowcutt – aye

Councilmember Arial – aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin and Mayor Pike reminded the Council about the employee Art Show taking place at the City Commons building.

Councilmember Arial mentioned the western exhibit at the Arts Museum. The Children's Museum is getting new exhibits and they received a donation from a gentleman who does not want to have the school classes charged for visiting. She met with Steve Bingham and Della Lowe regarding the Youth City Council; she outlined some of the activities they will be doing this year. Additionally, she mentioned that the St. George Musical Theater needs a box office.

Councilmember Randall mentioned the Freedom Eagle monument at the Veteran's Home in Ivins. Additionally, she mentioned the event honoring veterans that will take place on Saturday at the Abbey Inn. Washington City has renamed the Veterans Day Parade to the Washington County Veterans Day Parade.

A discussion took place about schools not having Veteran's Day off.

Councilmember Randall mentioned the Honor Flight happening in June.

Councilmembers Bowcutt and Hughes did not provide reports.

Councilmember Arial read a thank you note received from Dan Toone regarding the City purchasing a piece of art he created.

Mayor Pike mentioned a magazine named Desert Companion which has a section on Utah. He provided an update on the proposed Sandstone Quarry trail and stated that Airbnb's, as part of code enforcement, should be addressed.

City Attorney Shawn Guzman explained this issue came about as a result of a complaint about an ad on a website.

A discussion took place regarding possible challenges with airbnb's.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Randall to discuss ongoing litigation.

SECOND: The motion was seconded by Councilmember Arial.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

The meeting reconvened following the closed session.

LEGAL SERVICES DEPARTMENT:

City Attorney Shawn Guzman stated that with regard to the Code Enforcement budget, City Manager Gary Esplin approved what was requested. The majority of the Legal

Services Department budget is for personnel costs. He mentioned that staff has been taking computers to court rather than paper files. Although he feels it is needed, the additional attorney position was not approved. He provided an update on Worker's Comp claims and rates and mentioned tasks his staff is involved in. The cost for the additional attorney position, including benefits, is approximately \$102,000. Additionally, he mentioned that a change during the legislative session with regards to some crimes will move County cases to the City for prosecution.

Councilmember Bowcutt mentioned that there has been a challenge in the zoning with plats. Civil Attorney Victoria Hales has such a load at the courthouse that the plats do not get handled in a timely manner. A challenge at the Planning Commission is that they get plats that still need legal approval, which should be done prior to the meeting.

City Attorney Shawn Guzman explained that a plat needing legal approval does not always mean that Ms. Hales has not reviewed them. Normally, the plats are missing. These plats are being turned in by engineers that are not doing their jobs. He mentioned that many times staff is trying to help event promoters get things taken care of the night before an event because they do not have everything in order. Staff does many things behind the scenes to see that things get done.

Mayor Pike stated that the budget more or less balances. He asked City Manager Gary Esplin to explain how this position and others that were not approved would be funded if the Council decides to add them.

City Manager Gary Esplin explained that the budget includes \$1.9 million that is unallocated. In the past, staff has taken revenue projections and tries to be optimistic and provide a buffer. Personnel costs account for approximately 68% of the budget this year. Of the 16 new positions requested; 14 of them were cut. All positions requested were justified. The City may not have the funds in the future to cover additional personnel. Whenever the City is asked to do something, the Council never says no.

Mayor Pike and City Manager Gary Esplin provided an update on a meeting they had with the County Commissioners recently. The Council then discussed recreational facilities, taxes and fees.

Mayor Pike commented that if the Council would like to make any adjustments, they need to let him know by next Thursday.

Councilmember Bowcutt commented that there is a need for another attorney.

Councilmember Arial noted that she doesn't think the City can afford it.

Administrative Services Director Deanna Brklacich advised the City is required to hold one public hearing by law. That hearing will be held on June 4th. The budget then needs to be adopted by June 22nd.

A discussion took place regarding vote centers versus polling locations. The Council decided to keep things as they currently are.

ADJOURN:

MOTION: A motion was made by Councilmember Randall to adjourn.
SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Bowcutt – aye
Councilmember Arial – aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder